



Investment, 51-59 Abbey Street, Derby, Derbyshire DE22 3SJ

Investment

- ▶ **Income producing - currently £46,000 pa**
- ▶ **Comprises 3 ground floor units and first floor restaurant**
- ▶ **Public parking directly opposite**
- ▶ **Situated close to Vaillant Live venue and a short walk to city centre**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

Abbey Street is a main arterial road linking the inner ring road, through to Curzon Street and Friar Gate and is a couple of minutes drive to the Burton Road. The 3,500 capacity Vaillant Live venue is a short walk away on Colyear Street with the heart of the city centre within a 10 minute walk.

The inner ring road provides access around the city and links with the A38/A52 network.

The properties are situated in a mixed commercial and residential area and there is a substantial public car park situated immediately opposite.

Description

The property comprises a parade of ground floor retail units with a large first floor restaurant above.

51 Abbey Street - offices let as a care agency. The accommodation provides an open plan office, 2 smaller rooms, separate kitchen and w.c. facilities

55 Abbey Street - retail unit let as an off licence. There is a small kitchen to the rear along with storage and w.c..

59 Abbey Street - sushi restaurant. The premises comprises seating and bar area with commercial kitchen to the rear and customer w.c.'s

First Floor 51-59 Abbey Street - restaurant premises with staircase approach leading to a seating/bar areas with large open plan seating area and full commercial kitchen to the rear. There is a metal fire escape staircase from the rear the the restaurant. In addition their is a staircase leading to chilled storage area.

Accommodation

	Sq M	Sq Ft
No 51	65.9	709
No 55	38.2	411
No 59	81.7	879
No's 51-59	290.9	3,131
Total	476.6	5,130

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Tenure

Freehold subject to the existing tenancies.

No 51 - Let for a term to expire 15/04/2027 at the passing rental of £9,500 per annum

No 55 - Let for a term to expire 30/04/2028 at the passing rental of £7,500 per annum

No 59 - Let for a term to expire 01/03/2028 at the passing rental of £9,000 per annum

First Floor - No's 51-49 - Let for a term to expire 13/04/2031 at the passing rental of £20,000 per annum

Business Rates

The tenants individually pay business rates if applicable

Price

Freehold offers invited in the region of £485,000

VAT

VAT is not payable on the sale price.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

A copy of the EPCs are available on request.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 20-Jul-2026



